



Brook Lane, Needham - IP20 9LQ

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Brook Lane

Needham, Harleston

IN SUMMARY

Built in 2016 this INDIVIDUALLY DESIGNED and EFFICIENT home offers generous accommodation extending to approx. 1500 SQFT internally (stms) with very modern OPEN PLAN layout and IMPRESSIVE PRIVATE LANDSCAPED gardens. To the front you will find a large block paved driveway providing plenty of parking for at least 5 vehicles as well as front vegetable garden. The gardens to the rear are arranged over a number of levels and have been beautifully landscaped with mature planting and a large storage shed/workshop. Internally the well presented and bright home offers an entrance hallway with W/C and separate STUDY ROOM. There is an IMPRESSIVE main reception with WOODBURNER which is OPEN PLAN to the MODERN KITCHEN. There is also a separate utility completing the ground floor. On the first floor there FOUR AMPLE BEDROOMS, EN-SUITE SHOWER ROOM and family bathroom. You will also find SOLAR PANELS generating income on a monthly basis.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Chain Free Property
- Quiet Village Location
- Fields to Front & Rear
- Impressive Open Plan Main Reception
- Kitchen With Breakfast Bar
- Detached Newly Built Home
- Four Ample Bedrooms & Two Bathrooms
- Landscaped Rear Garden



OUT & ABOUT

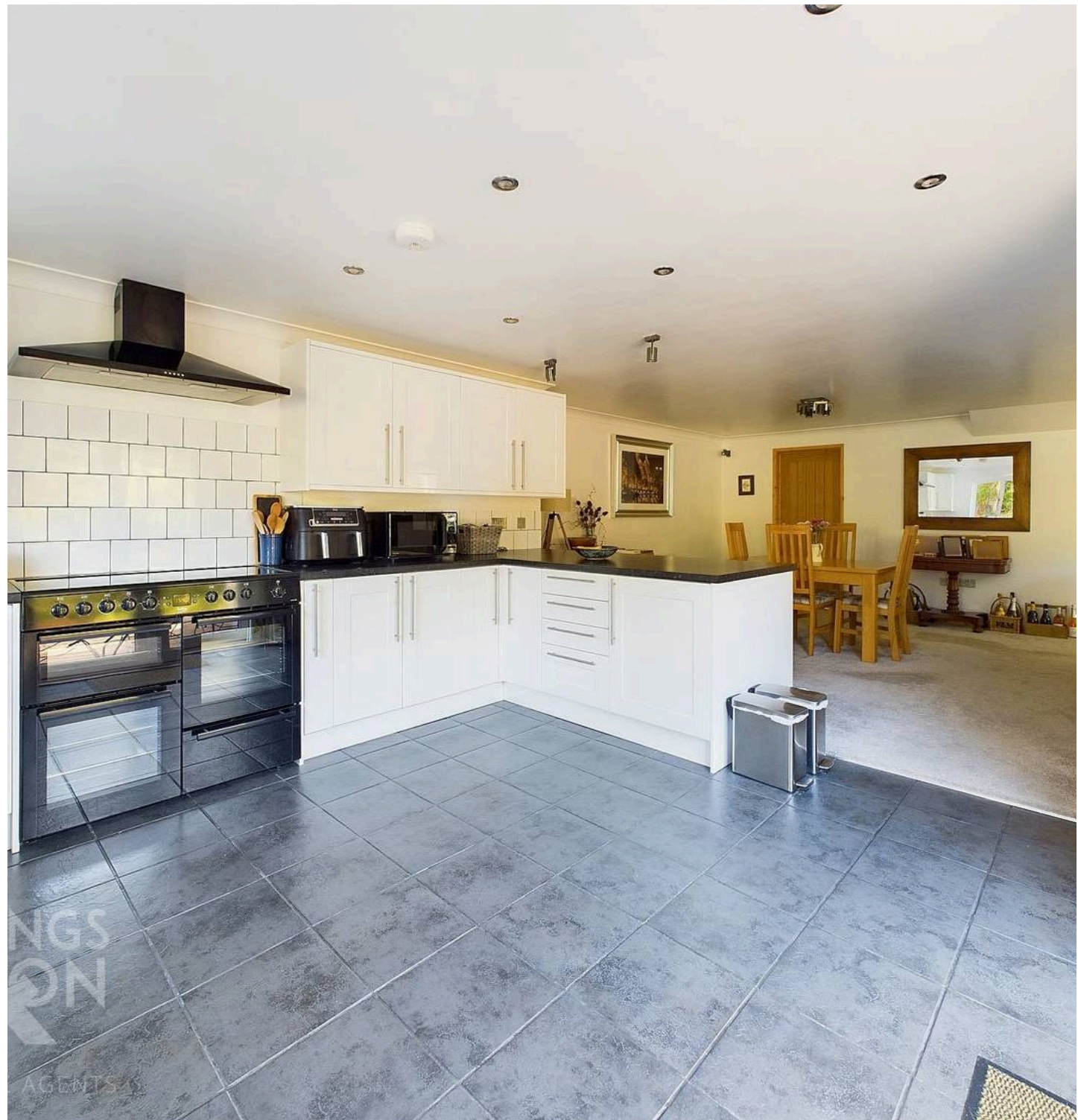
Needham is ideally situated close to the vibrant market town of Harleston which is filled with an excellent selection of everyday amenities and schooling. Full of character with interesting historic buildings the town also has a Wednesday market with free parking. The town of Diss, just a 15 minute drive away offers a further range of amenities and a direct train line to London Liverpool Street.

SETTING THE SCENE

The property is approached via the quiet country lane within the heart of the village of Needham. To the front you will find a large block paved drive providing ample parking for several vehicles, a caravan or motorhome. The frontage is enclosed by a low-level timber fence and block paving around the entire property. To the front you will find the main door, there is a well-kept vegetable garden with raised beds, a timber shed, and greenhouse. Access to the rear of the property is gained from either side of the house.

THE GRAND TOUR

Entering the house via the front door you will find a welcoming hallway with tiled flooring. On the left a very useful study/office with built in storage units and worktops over, a down stairs WC, and stairs leading to the first floor with storage underneath. The hallway leads directly into the open plan reception area, comprising of a large sitting room, dining area, and kitchen with modern white units and black rolled worksurfaces. In the sitting room there is a wood burner and double doors leading to a patio area, The kitchen has tiled flooring, breakfast bar, double range style cooker, built-in dishwasher, and another set of double doors leading to the patio area and rear garden.





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Access off the dining room leads to the large utility room with several modern white units and rolled work surfaces, with space for a washing machine and tumble drier. There is a built-in storage space and an external door leading to the side of the property. Heading up to the first floor landing you will find a built-in linen cupboard, two double bedrooms to the front of the property, the smaller of the two has a built-in wardrobe. To the rear are two further double bedrooms, one of which is the master which is an impressive size with dressing area, fitted wardrobes, and a lovely aspect to the rear overlooking the fields. The master bedroom benefits from an en-suite shower room. Accessed from the landing there is a good size family bathroom with shower and separate bath.

FIND US

Postcode : IP20 9LQ

What3Words : ///splice.poets.dangerously

VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

AGENT SNOTE

Buyers are advised of the following information; Mains electricity and water are connected. Heating is provided via electric radiators. Drainage is via a private treatment plant. There are Solar Panels to the front and side roof elevations with back up battery system generating income of approx. £70pcm on the current tariff.

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THE GREAT OUTDOORS

The fully landscaped mature rear garden offers a very private haven for keen gardeners. Initially you will find a large brick paved terrace ideal for outside dining with steps leading up to a lawn section at the top of the garden with views of fields beyond. The garden offers a wide range of planting borders, raised borders, mature trees, shrubs and hedging as well as a large timber built secure storage shed to the rear with power and light. The garden also offers secure side access on both sides of the house leading to the frontage.



20:22

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SCAN HERE FOR A VIRTUAL TOUR



Ground Floor

Approximate total area⁽¹⁾

1488.65 ft²

138.3 m²



Floor 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360



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Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.